

Apartment 16 Richmond House
Welland Road, Hilton, Derby

CURRAN
BIRDS
 CO



Apartment 16 Richmond House Welland Road, Hilton, Derby

£850 Per month

AVAILABLE SEPTEMBER - Two bedroom ground floor apartment, set within this popular modern development and offering excellent local amenities. The property would be ideally suited to the young professional and offers excellent access to the A38 & A50 giving good access to local centres including Derby, Burton-on-Trent and Uttoxeter.

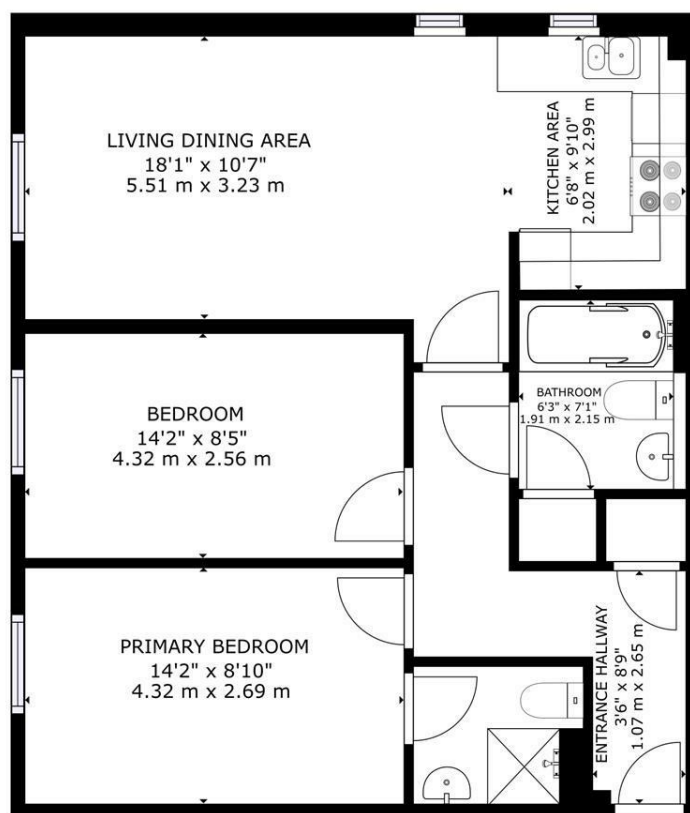
The property is offered on an unfurnished basis and has the benefit of uPVC double glazed windows and electric heating. In brief comprising: communal entrance hallway with intercom entry, entrance hallway with cloaks storage cupboard, spacious lounge dining room with open plan access to the kitchen. There is a main primary bedroom with en-suite, bedroom two and bathroom.

Outside the property offers an allocated parking space.

Features

- Two Bedroom Ground Floor Apartment
- Popular Location
- Entrance Hall, Open Plan Lounge Dining Area & Kitchen
- Allocated Parking Space
- Close to Local Shops & Amenities
- Ideal for Young Professionals
- Gas Central Heating & uPVC Double Glazing
- Two Double Bedrooms & Bathroom
- Excellent Commuter Access to the A50 & A38
- Available September

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 715 sq ft, 66.4 m²
TOTAL: 715 sq ft, 66.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

The Property

LOCALITY & AMENITIES

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent.

THE ACCOMMODATION

GROUND FLOOR

Communal Entrance Hallway

With intercom entry system. The apartment is located on ground floor directly ahead through a doorway and it is then located on the right hand side.

Entrance Hallway

With intercom entry phone, built in boiler cupboard, central heating radiator and doors giving access to the living dining area, two bedrooms and bathroom.

Open Plan Living Dining Area 18'1 x 10'7 (5.51m x 3.23m)

With TV and telephone points, two central heating radiators uPVC double glazed windows to rear and side elevation, double doors and open plan access to the kitchen area.

Kitchen Area 9'10 x 6'8 (3.00m x 2.03m)

Fitted with a range of beech effect panelled units with brushed stainless steel handles, wall base and drawer units, roll edge laminated granite effect worktops over, ceramic tiled splashbacks, stainless steel

electric oven, stainless steel electric four ring hob, extractor unit over, space for automatic washing machine, smoke alarm, stainless steel one and a half sink drainer unit with mixer tap, wood effect floor, uPVC double glazed window to the side elevation.

Primary Bedroom 14'2 x 8'10 (4.32m x 2.69m)

Fitted with central heating radiator, recessed LED downlighters and uPVC double glazed window to the rear elevation.

En-Suite Shower Room

Fitted with a white three piece suite comprising a low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap, shower cubicle with wall mounted shower unit with ceramic tiled splashbacks, ceramic tiling to all the walls, central heating radiator and extractor fan.

Bedroom Two 14'2 x 8'5 (4.32m x 2.57m)

Fitted with central heating radiator, recessed LED downlighters and uPVC double glazed window to the rear elevation.

Bathroom 7'1 x 6'3 (2.16m x 1.91m)

Fitted with a white three piece suite comprising wash hand basin built in vanity unit with tiled splashback, low level wc, panelled bath with shower attachment, ceramic tiled splashbacks, wall mounted electric heater and extractor fan

OUTSIDE

Allocated Parking Space

The property benefits from an allocated parking space.

Communal Areas

The property benefits from maintained communal gardens and a bin storage area.

Reservation Fee & Deposit

Reservation Fee & Deposit

The Property

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

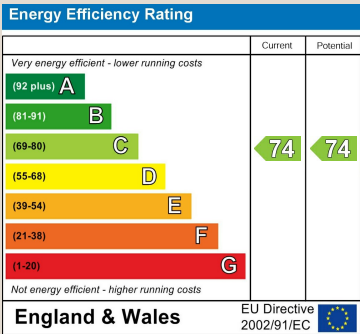
A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

Council Tax Band - A
South Derbyshire District Council

Area Map



Energy Efficiency Graph



Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co